

## AMENDMENT

### In the Specification

Please insert the following paragraph after line 1 of page 1:

-- This application is a national stage filing under 35 U.S.C. §371 of PCT/AU00/00240, filed on March 23, 2000, which claims priority to Australian PP 8408, filed March 23, 1999. The entire content of both these applications are incorporated by reference.--

### In the Claims

Please cancel claims 1-110, without prejudice and add claims 111-156 as follows:

- 111. A multi-storied building configured from a plurality of transportable modular building units adapted to be stacked and detachably attached relative to each other to form said building, whereby said modular building units may be transported to a building site and assembled to form said building, and if necessary subsequently detached from each other and transported from said building site.
112. A modular building unit for use with other similar modular building units to form a multi-storied building as claimed in claim 111.
113. A modular building unit as claimed in claim 112, wherein the modular building unit includes means to detachably mount different internal fittings whereby the unit may be converted between at least two usage modes.

114. A modular building unit as claimed in claim 113, wherein the internal fittings include furniture components.

115. A modular building unit as claimed in claim 113, wherein the usage modes include office, residential, hotel and/or recreational modes created by appropriately replacing, some or all of the fittings.

116. A modular building unit as claimed in claim 112, wherein the unit is externally dimensioned and fitted in accordance with that of a standard shipping container.

117. A modular building unit as claimed in claim 112, wherein the upper external surface of the unit is adapted to be used as a floor and/or for lower external surface of the unit is adapted to be used as a ceiling.

118. A multi-storied building as claimed in claim 112, wherein the modular building units are stacked in a checkerboard configuration so that the effective volume of the building is greater than the aggregate volumes of the individual modular building units, that is, the space or spaces between adjacent units form additional building spaces within the building, such as room spaces and/or access passage ways.

119. An exchange compartment for a building structure to permit secure exchange of goods to or from the building structure, said exchange compartment including a first closable opening allowing access to said compartment externally off said building structure, a

second closable opening allowing access to said compartment internally of said building structure, means able to authorize access to said compartment through said first closable opening in response to the supply of authorization information provided in respect of an authorized access instruction, but said means not allowing access to the remainder of the building structure through said second closable opening.

120. An exchange compartment as claimed in claim 119, wherein said access is provided to said compartment when said authorization information matches said authorised access instruction.
121. An exchange compartment as claimed in claim 119, wherein said authorised access instruction is generated in respect of a delivery instruction in relation to goods to be delivered to said compartment.
122. An exchange compartment as claimed in claim 121, wherein said delivery instruction is generated in respect of a purchase of said goods.
123. An exchange compartment as claimed in claim 119, wherein said authorised access instruction and said matching authorisation information are generated in response to a purchase made by an occupant of said building structure for the purpose of delivery.
124. An exchange compartment as claimed in claim 119, wherein the authorised access instruction can only be used to permit access to said compartment once only.

125. An exchange compartment as claimed in claim 119, wherein said authorised access instruction is valid within a predetermined time interval only.
126. An exchange compartment as claimed in claim 125, wherein said predetermined time interval starts from issue of said authorised access instruction to an entity responsible for delivery of said goods to aid compartment.
127. An exchange compartment as claimed in claim 119, wherein said compartment is a room at an outer side of said building structure.
128. An exchange compartment as claimed in claim 119, wherein said compartment is a cabinet at an outer side of said building structure.
129. An exchange compartment as claimed in claim 128, wherein said cabinet stores a series of containers.
130. An exchange compartment as claimed in claim 119, wherein said compartment can be securely accessed by an occupant from within the building structure.
131. An exchange compartment as claimed in claim 119, wherein the authorisation information is an alphanumeric code.

132. An exchange compartment as claimed in claim 119, wherein said authorisation information relates to one or more biometric measure.

133. A louvre assembly for use with the façade of a building structure, the louvre assembly including:

a series of vertically spaced apart interconnected and adjustable louvres;

a horizontally-oriented member connected at an upper end of said series of louvres; and

means, in use, to raise and lower the series of louvres through a range of heights

including a height at which the horizontally-oriented member acts as a handrail

for the facade.

134. An assembly as claimed in claim 133, wherein said series of louvres can be raised to an upper position at which said series of louvres extend entirely over said façade, and lowered to a lower position at which said louvres do not entirely cover said facade.

135. An assembly as claimed in claim 134, wherein said louvres can be compactly stacked upon each other when said series of louvres is in said lower position.

136. An assembly as claimed in claim 134, wherein said series of louvres cannot be lowered to a position at which said horizontal member is below a predetermined height above a floor is said building structure.

137. An assembly as claimed in claim 134, wherein each of said louvres in said series of louvres is pivotally connected at its ends to a mullion so that said series of louvres can be adjusted through a range of orientations.

138. An assembly as claimed in claim 137, wherein each of said louvres in said series of louvres is adjusted through a range of orientations by a cable system.

139. An assembly as claimed in claim 138, wherein said cable system consists of two cables at each of said mullions, said cables being connected with each of said louvres about a central pivotal connection.

140. An assembly as claimed in claim 137, wherein said range of orientations is between a substantially horizontal orientation and a substantially vertical orientation.

141. An assembly as claimed in claim 140, wherein said louvres are of a width relative to their spacing so that in said substantially vertical orientation, adjacent louvres overlap by a predetermined amount to form a substantially continuous surface at the façade of the building structure.

142. An assembly as claimed in claim 141, wherein each of said louvres in said series of louvres includes on at least one side of said louvre a flexible strip of material to allow a said substantially continuous surface to be substantially sealed by contact of each of said louvres with the flexible strip of an adjacent louvre.

143. An assembly as claimed in claim 134, wherein one or more glass panels are provided, and the glass panel or panels can be positioned to allow the louvre assembly to provide between itself and the glass panel or panels a balcony at the façade of the building structure or the panels are positioned to pen up the whole of building structure to direct sunlight and results in the deletion of a separate external space.

144. An energy management system for a building structure, the system including:  
  
a plurality of energy sources, each of a designated type;  
  
means for determining a plurality of energy demands within a building structure, each of said energy demands being of a designated type; and  
  
means for supplying each of said energy demands from one or more of said energy sources;  
  
wherein at least one of said energy demands can be met by said supply means with energy preferentially supplied by at least one of said energy sources rather than another of said energy sources.

145. A system as claimed in claim 144, wherein said energy sources include at least one source of electrical energy including an external supply source, and an internal source for generating electrical energy and/or an active solar source.

146. A system as claimed in claim 144, wherein said energy sources include at least one source of heat energy including a solar source, biological waste processing source, a geothermal source, and/or co-generation heat exchange source.

147. A system as claim in claim 144, wherein when each of said energy sources has a variable cost factor associated with it, and at least one of said energy demands is preferentially supplied by an energy source having a lower associated cost factor.

148. A system as claimed in claim 144, further including means for storing heat energy, wherein heat energy stored in said means for storing heat energy can be released to meet certain of said energy demands.

149. A system as claimed in claim 148, wherein said at least one means for storing heat energy includes at least one of a water loom heat source and/or a heat slab heat source.

150. A system as claimed in claim 146, further including heat exchange means to allow said energy demand n respect of hot water requirements to be at least partly met by one or more of said heat energy sources other than an electrical energy source.

151. A system as claimed in claim 146, further including heat exchange means to allow said energy demands in respect of ambient heating requirements to be at least partly met by one ore more of said heat energy sources other than an electrical energy source.



152. A system as claimed in claim 146, wherein said energy demands in respect of cooling systems is reduced by passive solar rejection, and/or natural ventilation.

153. A system as claimed in claim 144, wherein said energy demands in respect of lighting requirements is reduced by providing ambient lighting by sunlight sources such as floor to ceiling glass, sunlight's and/or light pipes.

154. A system as claimed in claim 144, wherein energy from said one or more energy sources which is in excess of energy demands is provided to an external demand source.

155. A system as claimed in claim 144, wherein the system utilizes interactive evaluation of the parts of the system.

156. A building structure incorporating a louvre assembly, the louvre assembling including:

a series of vertically spaced apart interconnected and adjustable louvres;

a horizontally-oriented member connected at an upper end of said series of louvres; and

means, in use, to raise and lower the series of louvres through a range of heights

including a height at which the horizontally-oriented member acts as a handrail for the façade,

and an energy management system, the system including: